



PROPERTY DESCRIPTION

This property is available for lease, or as a ground lease opportunity. Flexible terms are available based on user requirements.

Presenting a rare opportunity to lease a high-visibility retail property at the signalized intersection of S Dupont Highway (US Route 13) and Thomas Harmon Drive in Camden, Delaware. Formerly occupied by Rite Aid, this freestanding building offers exceptional exposure, strong daily traffic counts, and excellent ingress/egress along one of the region's most heavily traveled commercial corridors. Ideally situated just minutes from downtown Dover, the property is surrounded by dense residential neighborhoods and national retailers, with convenient access to Routes 1 and 10—making it a prime location for businesses seeking visibility, convenience, and long-term growth.

PRICING & AVAILABILITY

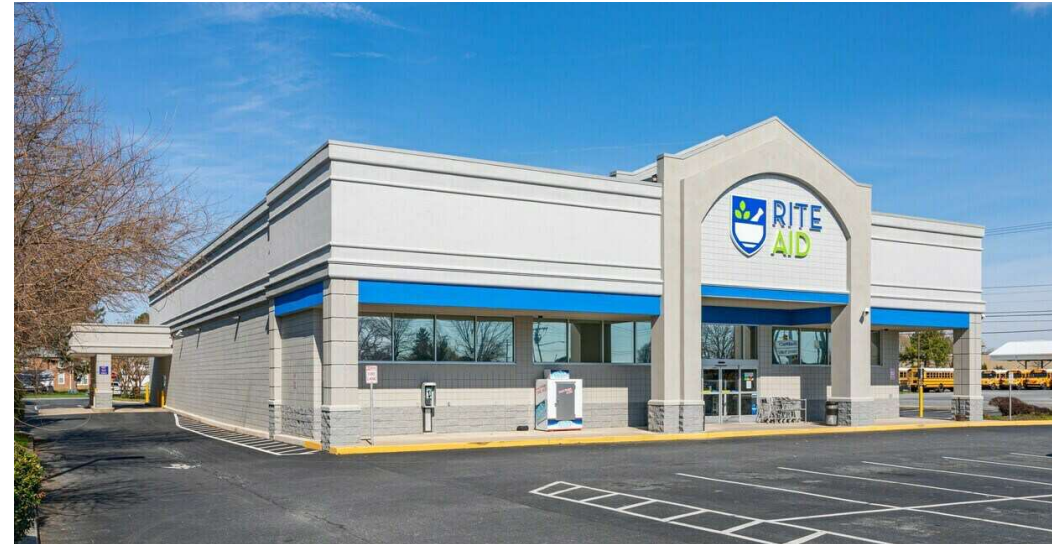
- **Sale Price:** Please contact listing agent
- **Lease Rate:** \$22/SF + NNN
- **Ground Lease:** \$220,000/year

PROPERTY DETAILS

- **Lot Size:** +/- 1.7 acres
- **Zoning:** Commercial
- **Building Size:** +/- 10,908/SF
- **Parking:** 45 Spaces

PROPERTY HIGHLIGHTS

- Pylon signage available
- Located at a signalized intersection
- Close proximity to Route 13
- Drive-thru



For More Information, Contact:

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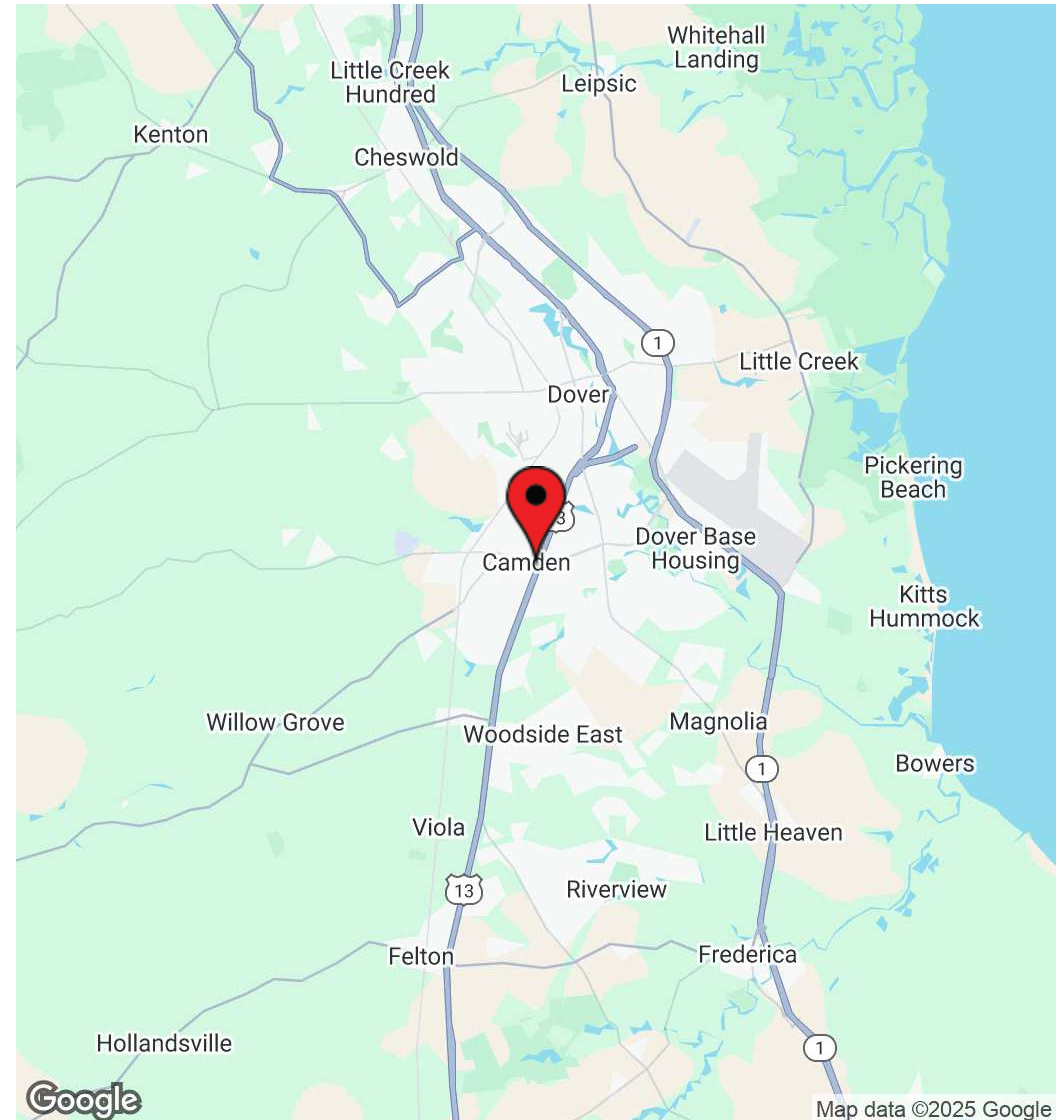
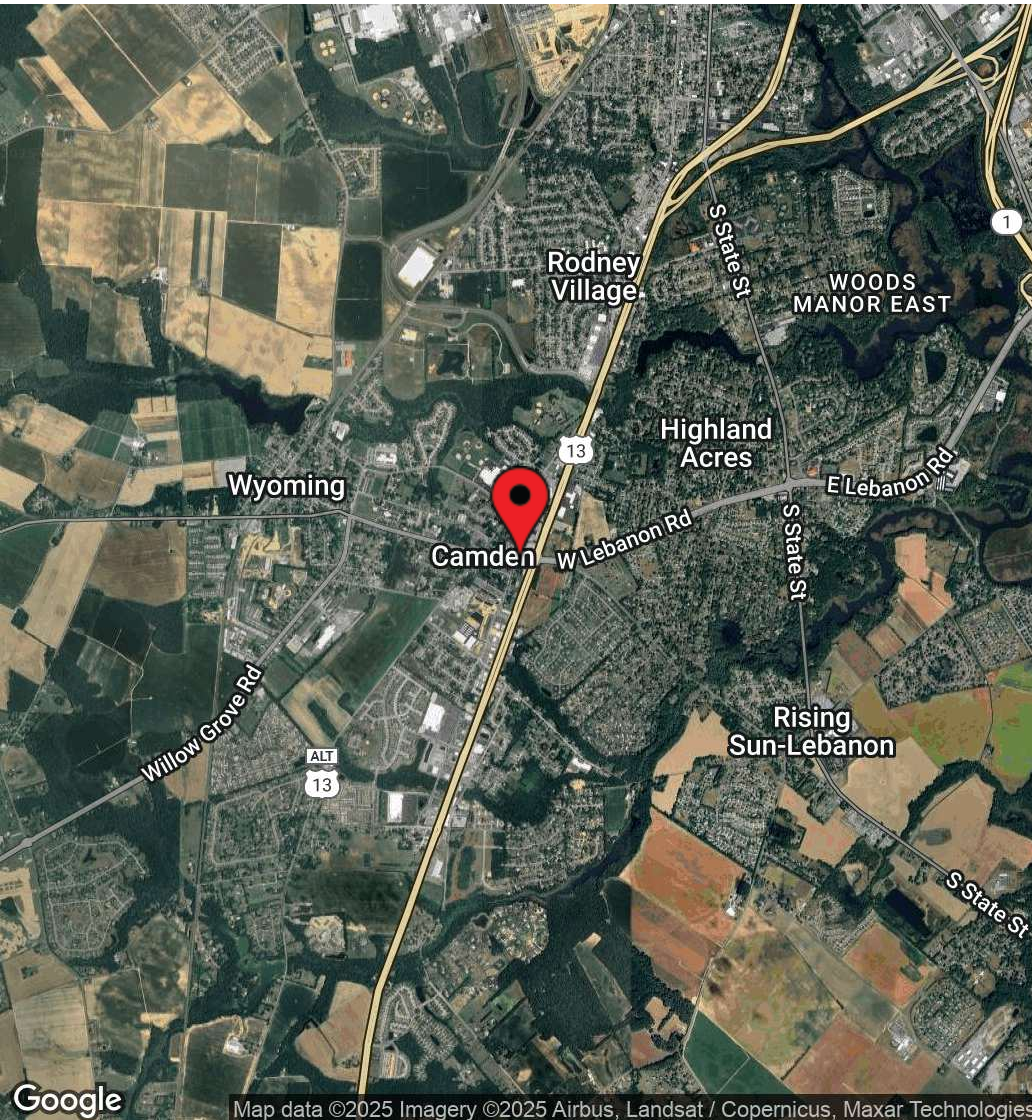
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3004 South Dupont Highway
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COMMERCIAL PROPERTY FOR LEASE



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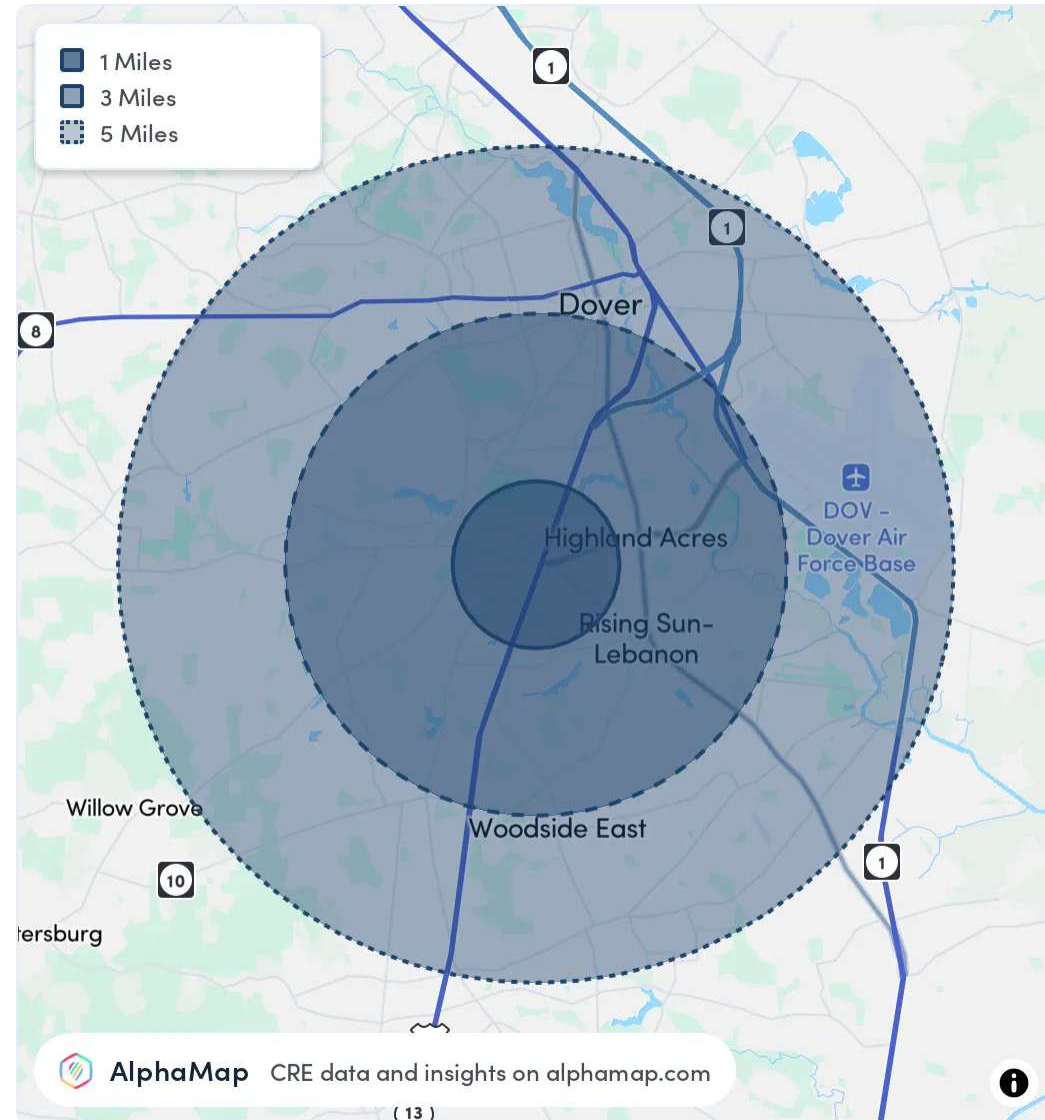
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,405	34,200	78,791
Average Age	41	40	39
Average Age (Male)	39	39	38
Average Age (Female)	42	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,775	12,957	29,901
Persons per HH	2.7	2.6	2.6
Average HH Income	\$98,460	\$91,279	\$87,228
Average House Value	\$335,638	\$344,695	\$340,061
Per Capita Income	\$36,466	\$35,107	\$33,549

Map and demographics data derived from AlphaMap



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